



## **3 Tennants Close, Lincs, PE12 9FU**

**£895 PCM**

### THREE BEDROOM END TERRACED PROPERTY

This three bedroom end terraced property is conveniently situated within easy access to Long Sutton town centre with its selection of shops and amenities.

The accommodation comprises of an entrance hallway, lounge, kitchen/diner, cloakroom, three bedrooms and a bathroom. The property benefits from an enclosed rear garden and parking spaces.

DEPOSIT 21092.00, COUNCIL TAX B, AVAILABLE 1ST MARCH PLEASE CALL TO VIEW.

### Hallway

The entrance door leads into the hallway with stairs to first floor and access in to the lounge.

### Lounge

Upvc windows to front aspect. Television connection point. Telephone point. Skimmed ceiling. Carpeted flooring with skirting boards. Fuse board.

### Kitchen/Diner

Fully fitted kitchen with a selection of base and wall units with work top over. Inset stainless steel one and a quarter bowl with drainer unit. Integrated oven with electric hob and stainless steel extractor over. Space for fridge freezer. Vinyl flooring.

### Lobby with Cloakroom

Rear lobby area with access to rear garden. Access to cloakroom with toilet and hand wash basin. Single radiator

### Master Bedroom



Upvc window to front elevation. Carpeted flooring with skirting boards. Radiator.

### Bedroom Two



Upvc window to rear elevation. Carpeted flooring with skirting boards. Radiator.

### Bedroom Three

Upvc window to rear elevation. Carpeted flooring with skirting boards. Radiator.

### Bathroom



Frosted window to side. White bathroom suite comprising toilet, hand basin, bathroom with shower screen and shower over. Part tiled walls. Vinyl flooring.

## Exterior



To the rear of the property is a fully enclosed garden that will be seeded. There are two car parking spaces to the side.

### Property Postcode

For location purposes the postcode of this property is: PE12 9FU

### Rental Application

**Holding Deposit:** A refundable holding deposit (to reserve a property) equivalent to one week's rent. This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. responding to reasonable requests for information required to progress the agreement) before the 'deadline for agreement'. The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

**Deposit:** A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above

**Changes to the Tenancy:** Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher

**Early Termination:** If a tenant requests to leave before the end of their tenancy they will be

charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.

**Late Rent Payment:** A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.

**Lost Keys or Other Security Devices;** Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device. Reasonable costs that have been incurred as a result of having to replace the key or security device will be charged to the tenant.

**Changes to the Tenancy;** When requested by the tenant there will be a charge capped at £50, or reasonable costs incurred if higher.

**Payment on variation, assignment or novation of a tenancy;** When a tenant has requested it, there will be A £50 (including vat) charge to vary, assign or replace a tenancy. The payment cannot exceed £50 (including VAT) or the reasonable costs of the person to whom the payment is to be made in respect of the variation, assignment or novation of a tenancy.

**Change of Sharer:** £50 per replacement tenant or any reasonable costs incurred if higher, to cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution.

**Payments in respect of Council Tax;** Tenants are required pay the Council Tax on the property they rent unless otherwise stated in the tenancy agreement.

**Payments for utilities;** The tenant is responsible for payment for or in connection with the provision of a utility if the tenancy agreement requires the payment to be made. NB: In the Tenant Fees Act, utility, means electricity, gas or other fuel, water or sewage.

WE ARE MEMBERS OF UKALA CLIENT MONEY PROTECTION SCHEME

WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

### **Viewings**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### **Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

## Area Map



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## Energy Efficiency Graph

